

Strengths

- Greenways
- Aesthetics of neighborhoods
- 2006 Area Plan

Weakness

- Traffic

Opportunities

- Senior living (Whittington)
- Raven Ridge (develop in character)

- TRC group
- Create an identity based on recreational opportunities

present/future

Strengths

- ① Nat. resources
- ② free. opportunities - Newsletter

- 1 Sense of community
- 2 Single family pattern.

greenway access

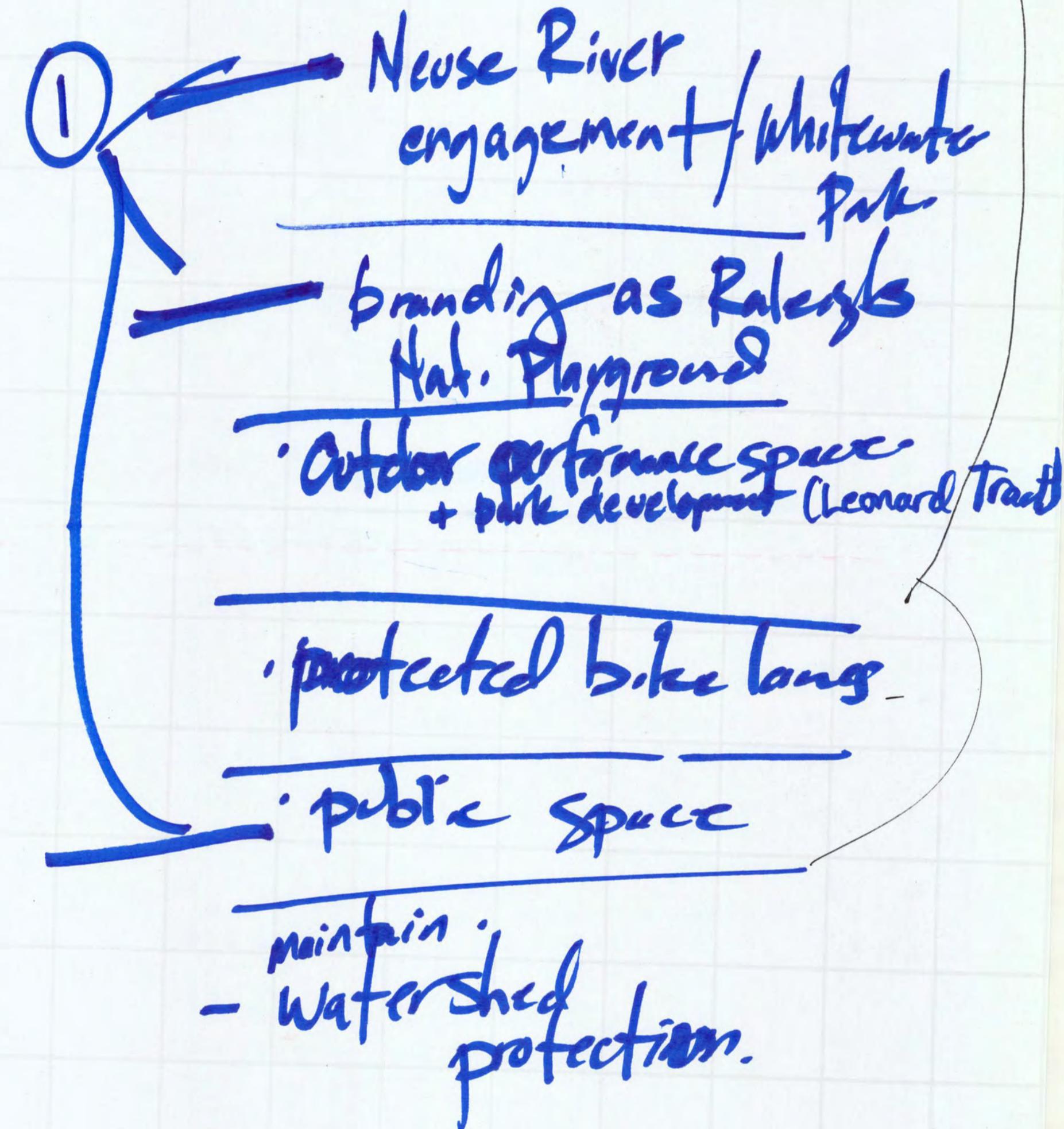
#1

Weaknesses/challenges red

- ① - traffic congestion.
- ↳ - new light poles by City too bright.
- ② Lack of alternatives

Opportunities

- ② change future land use map to residential
- ③ active recreation.
tennis
ball
soccer
- more bike/ped connectivity



Strengths

- ② ~~③~~ Corridor in general - Scenic
the Traffic Flows - it's not Capital Blvd.
- ① Preserve the Current residential
Character of the neighborhoods

OPP

- ① Very low density retail & office for
the site is what is wanted on this site.
- ② ~~more offices~~

Challenges

- ① Zoned mixed use currently - Neighbors don't want
Residential mixed into the site: nor Retail.

J

Strengths

residential character
roadside vegetation
public parkland
greenways + green space

Challenges

maintain residential zoning
ensuring limit zoning changes
parking in Leonard Tract
maintain cross-section btw river and Durant Rd.

limiting new traffic volume

Opportunities

low impact office
longer hours in Leonard Tract
gradual density transition to office or < 8 duw
signals at Coolmore or October

avoid cut through traffic
consider area-wide traffic when approving new dev.
drainage at Rocky Toad Rd Iris Farm

Access going north
of Raven Ridge from west side of FON
Development in Wake Forest

help the flow btw WF and Raleigh

Assets

- General Residential character of the area
- Sense of community
- *. Older neighborhoods → Raven Ridge
Kadleigh
Armada Hill
- Church.
- Historic homes near Church
- Senior Housing - New. (USE) - Good fit.
(3 story apt bldg) No traffic impacts
- Fanville - Historic neighborhood
- Falls Lake Recreation Area
- Neuse River. Greenway + Multi-use path.
- Current zone + use is compatible. (17 acres
Raven R
Falls)

ISSUES

- Day Care Center

~~Issues differ from land-use map~~

OPPORTUNITIES

- High traffic intersections - Keep it consistent & FL marked on map
 - Bicycle Shop. / older home for vendor.
 - Village Center - Small shop

STRENGTHS

- RESIDENTIAL ZONING / NEIGHBORHOOD PRESERVATION
- TREES / BUFFERS
- ACCESS TO NATURE FACILITIES

CHALLENGES

- TRAFFIC INCREASES
 - PINCHES @ RAVEN RIDGE
 - CUT-THROUGH TRAFFIC
- TRYING TO ACCOMMODATE BIKE TRAFFIC @ RAVEN RIDGE

OPPORTUNITIES

- ~~NEW DEVELOPMENT~~ ~~NEIGHBORHOOD FACILITIES~~
- NEW DEVELOPMENT ~~TO KEEP~~ SHOULD ^{KEEP EXISTING ZONING} KEEP EXISTING ZONING
NEIGHBORHOOD CHARACTER
 - "RESIDENTIAL"

CHARACTER / Strengths

- NATURAL AMENITIES
- RESIDENTIAL
- LANDSCAPING / TREE-LINED STREETS
- CIVIC SPACE

Challenges / Opportunities

SPENCER RIDGE - CHALLENGE & OPPORTUNITY

- MEDICAL OFFICE? MULTIFAMILY RESIDENTIAL?

Historic designation - Mt. Pleasant Baptist Church

LEONARD TRACT

- CONCERN S ABOUT TRAFFIC FROM WHITEWATER PARK
- NEED FOR ADDITIONAL PARKING FOR GREENWAY TODAY

JACKSON PROPERTY

- PREFER RESIDENTIAL

LOWRY PROPERTY

- PRESERVE AS RESIDENTIAL

BIKE SHOP

- OPPORTUNITY — RESTAURANT?

Strengths

Single Family / Low Density Residential

Greenway

protected open space / Annie Louise Willerson Reserve

Raven Ridge Rd current road width / Traffic

Well serviced by supermarket

Transition from commercial to residential
along Falls of Neuse

weakness/challenges

Traffic impacts

Being inside the watershed / Runoff / Stormwater issues

Scale or height of potential development

Safety from traffic safety on Falls of Neuse

Potential large scale commercial development on

Vacant land

- R

- C

opportunities

Residential or office type uses

lower height office/residential

low intensity mixed use development

parks / playground

more recreational opportunities

Neighborhood servicing retail

Strengths

- Recreational Amenities
- Open Space #1
- Park Land
- Proximity to BOTH
 - ① Open Space
 - ② Existing Retail

- Residential Character
of the Corridor

- Current Area Plan is
a strength. (residential)
i.e. Protect the character
of the corridor

Weaknesses

- #1 Traffic
- 2 Rezonings that are inconsistent w/ the comp. plan.
- 3 Expected decline in brick/mortar retail ("Amazon Effect")

Opportunities

- Dog Park
- Playground

- LOCAL KAYAK RENTAL + LATER TO NATURAL AMENITIES
 - FALLS LAKE DAM (PRESERVE)
 - SENIOR HOUSING (PRESERVE)
 - Hospital (Preserve)**
 - PRESERVE OPEN AREAS
 - CLEAR ACCESS FROM SENIOR HOUSING TO HOSPITAL (ENHANCE)
 - MEDICAL OFFICE DEVELOPMENT
 - TRAFFIC FROM WAKE FOREST (CHALLENGE)
 - WANT WALKABILITY IN RESIDENTIAL (ADA); WALKING TRAILS (OPPORTUNITY)
 - IMPROVE CROSSWALKS AT PED SIGNAL
 - ADDITIONAL SIGNALS ON FON + AT THE DAM
 - PRESERVE RESIDENTIAL + NATURAL
BRANDING FOR COMMUNITY (OPP.)
 - AVOID DEVELOPMENT THAT INCREASES TRAFFIC (CHALLENGE)
 - POCKET PARKS AS DEVELOPMENT OCCURS + CONNECTIONS
- from FON
 from FW
 Hwy 540
 Dam - Hwy 540
 into Dam (hwy 540)
 traffic backs up
 SP from 540
- enhance
 crosswalk @ dam
 parking
 ped signal @ october
 @ dam + office

- *) Already have 10 grocery stores in 5 mile Radius of falls Corridor... do not need another.
- *2) We love our green spaces and would love our NORTH RALEIGH FALLS CORRIDOR TO BE BRANDED as "Green, Recreational Spaces"
- *3) AGAINST KING'S CREST TIE IN TO DEVELOPMENT AT RAVEN RIDGE/FALLS OF NEUSE. PROTECT OUR
- 4) AGAINST RETAIL ALONG THE CORRIDOR. PERIOD.
- 5) WOULD LOVE A RAVEN POINTE 2 to be built at RAVEN RIDGE/FALLS OF NEUSE.
- *6) Congestion at AM/PM RUSH HOUR ON FALLS IS ALREADY BAD
- 7) RAVEN RIDGE IS A TERTIARY ROAD; NOT A MAJOR ROAD.
- *8) AVAILABLE LAND IN THE CORRIDOR:
OUR FIRST CHOICE WOULD BE:
- TJ's TABLE P.1/3
- CONCERN IS THAT ZONING/FLUM FOR "OFFICE" WOULD OPEN THE DOOR TO INDESIRABLE COMMERCIAL DEVELOPMENT
- 1) BEAUTIFUL RESIDENTIAL Development in keeping with The Corridor & protect the watershed.
- SECOND CHOICE: MORE GREEN SPACE
- THIRD CHOICE: TOWN HOME COMMUNITY
- FOURTH CHOICE: MAYBE OFFICE
- 9) SAFETY/TRAFFIC ON FALLS. IF RETAIL IS ALLOWED TO CREEP INTO THE CORRIDOR
- 10) NO SUBSIDIZED HOUSING/APARTMENTS - DOES NOT KEEP IN CHARACTER WITH THE CORRIDOR
- 11) Concern about declining property values. If Retail is allowed

12) We want to protect our water/
water shed property/properties.

13) GROWTH CENTERS ON CITY
COMPLAN ~~IS~~ ARE

NORTH OF NEUSE RIVER;
SOUTH OF DURANT - NOT IN
THE GREEN CORRIDOR OF
FALLS it was seen as
QUIET, GREEN BEAUTIFUL,
RESIDENTIAL & WITH WE
MOVED HERE.... ALSO
WHY WE PESENT RETAIL
ENCROACHMENT.

TJ'S
TABLE
P. 2/3

14) We want development
that keeps in character and
tone of our corridor

15) FOLLOW LEAD OF DR. WILKERSON IN
SETTING THE TOKE AND GUIDING THE
CHARALTER OF THIS AREA — CAPTURES
WHAT THIS COMMUNITY VALUES (OPEN
SPACE, ENVIRONMENTAL QUALITY, EXISTING
NEIGHBORHOODS)